

Town of Monroe Planning Board Workshop Meeting MINUTES

— 05/09/2019

Town of Monroe Planning Board Workshop Meeting (Thursday, May 9, 2019)

Generated by Norinne McSweeney

Members present

Anthony Vaccaro, Lisa McQuade, James McKnight, Jason Czerwinski, Jeff Manson, John Allegro

Members Absent

Bonnie Franson

1. Welcome

Procedural: 1.1 Roll Call

Procedural: 1.2 Point out Fire Exits

Procedural: 1.3 Pledge of Allegiance

2. New Project

Discussion: 2.1 **150 Valley View Ave - Schonfeld** (0174-2019) SBL # 11-1-5

postponed until next month 3. Returning Project

Action, Discussion: 3.1 **Meadow Hill Subdivision** (0169-2018) SBL # 37-1-1

Joe Pfau representing applicant for the project

last before the board January 2019

8 lot subdivision

all frontage on lakes road

sketch plan, cluster and resource plan vs conventional

this current plan represents a full wetland delineation done by North Country Ecological

wetlands to south smaller isolated wetland to the north

conventional plan 8 down to 7 lots

presented a new cluster plan with the 7 lots as well

OCDPW review for driveway & GML 239 were discussed at last meeting, but decided to hold off until full wetland delineation was complete

Question regarding 150' buffer around wetland for lot 4 & 1

in cluster plan we are away from wetlands going from 13 acres to 8 acres

Mike mentioned SEQRA has been started and we received info back from DEC, OCDP on cluster plans dimensions of the lot sizes the are all 100 ft lots - need to show on plans sizes

Bulk table is required with measurements

house footprint typical for what you are planning - yes they are 50 x 30 approx. 1500 square foot box

Scenic preservation brought up

we hired a firm to do a tree survey of the area

lot 3 steep slopes in proposed septic area does it conform - Yes it does conform the only slopes we were required to are the 30% slopes

This will have to go to OCHD as well for review

spoke on conservation easement

exact location of property along lakes road - just past Camp Monroe Rd to across from the Solar Farm

4 bedroom houses, 3000 sq foot homes (2 Story)

sewer systems in rear yard

lot 2 steep slopes over 30%

Took a poll of the board cluster plan vs. conventional plan

Anthony - cluster, Jeff - cluster, Jim - cluster, Lisa - cluster, Jason - cluster, John - cluster

all in favor of moving forward with cluster plan

Joe to send new plans for OCDPW & OCDP

Shawn reviewed Marks comments:

bulk table values

tree inventory - Joe to provide info when complete

wetlands - chapter 56

conservation easement

any notes by Conservation Commission - nothing turned in yet

verification of the owner of rear lots

Action, Discussion: 3.2 **DG Management** (0172-2019) SBL # 1-1-95

John Queenan-Lanc & Tully for applicant

subdivision of property 9.5 acres

access from town vs Schunnemunk road

lot 1 access from Schunnemunk via driveway / easement in prior subdivisions

lot 10 Oreco Terrace entrance

review conventional layout for 16 lots

basic cluster one circle on entrance road

lot 10 was in question last time so we made a driveway meeting Town specifications and a house to show it is a buildable lot

the cluster plan has a smaller cul-de sac with lots clustered around that

looking to get the approved yield lots on the conventional plan so we can proceed with the cluster plan

Shawn Arnott reviewed Mark's comments:

update on Village of Monroe application for the cul-de sac - application has received preliminary approval

further review of yield plan to include the rough grading to verify reasonable constructibility.

MHE reviewed it however the proposed topography only goes to the right of way line and the proposed topography was not tied into the existing couldn't verify grading necessary outside of the lots

yield plan 2nd sheet - grading only goes to edge of pavement didn't tie in existing grades -

John explained did a road profile with profiles of each driveway to prove the road was - Shawn right but we couldn't verify whether grading was needed off site

John - this was talked about at tech review workshops that we didn't have to do a complete grading just to prove we could develop a road that would meet the town spec and there to show driveway access to the proposed lots, John agreed to grade all lots

driveway for lot 1 excesses over previously delineated road reservation Planning Board request more history on this previously discussed and will not need 280-A Variance, just needs to be built to Private Road Specs

identify shallow bedrock areas -pertains to lot 10

evaluation of maximum cul-de-sac length Town Road, private road not possible do to lot count tree inventory and or limit of wooded area to be delineated

replanting plan is anticipated

concern of visibility of development from Rt 208

John's concern is he has proven 16 lots yield and how much more to put into a conventional plan when client is going with cluster plan with less lots

Cluster centers all the plans around 1 cul-de-sac getting rid of the small cul-de-sac

Planning Board can grant a waiver regarding the cul-de-sac length

In depth conversation in regards to: lot 10, lot 1, the cul-de-sac waiver, and the yield of 16

John will do the following:

additional grading

lot 10 more details

speak to Highway Supervisor

Anthony concerns: short bulb cul-de-sac

lot 10 unsafe driveway

feels he would not approve 16 yield

Action, Discussion: 3.3 **Hillside & Scott Subdivision** (0170-2018) SBL # 10-5-2,3,4

Tom DePuy engineer
John Sorrentino - J6 Construction

reviewed that they are hear to discuss the violation received for cutting down trees the issue has been resolved they have been issued a permit, basically they only dropped dead trees which is allowed under the town code

At last meeting, which was part of the public hearing, we were asked to go to the property with John Scherne Highway Superintendent and Mark Edsall Town Engineer reviewed the plans contained 2 catch basin on Hillside and then we're going to reinstall up to 2 catch basins installed by the highway department they are not low enough, add a new pipe across Cooper to time into the catch basin

Highway Super said Cooper is scheduled to be redone and part of the issue is there is no crown so the water was running across the road and into 129 Cooper
Down of Scott Street reinstall a catch basin making it lower

Spoke about Road Maintenance agreement current and proposed

4. Minutes

Action, Discussion: 4.1 Approval of Minutes - January 10, 2019

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby approves the January 10, 2019 minutes.

Motion by James McKnight, second by Jason Czerwinski.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, James McKnight, Jason Czerwinski, Jeff Manson, John Allegro

Absent: Bonnie Franson

Action, Discussion: 4.2 Approval of Minutes - January 15, 2019

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby approves the January 15, 2019 Minutes.

Motion by Jason Czerwinski, second by John Allegro.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, James McKnight, Jason Czerwinski, Jeff Manson, John Allegro

Absent: Bonnie Franson

Action, Discussion: 4.3 Approval of Minutes February 19, 2019

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby approves the February 19, 2019 minutes.

Motion by Jason Czerwinski, second by Anthony Vaccaro.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, James McKnight, Jason Czerwinski, Jeff Manson, John Allegro

Absent: Bonnie Franson

5. Adjournment

Action: 5.1 Adjourn Meeting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby adjourns tonight's meeting at 8:51 PM.

Motion by Jason Czerwinski, second by Anthony Vaccaro.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, James McKnight, Jason Czerwinski, Jeff Manson, John Allegro

Absent: Bonnie Franson